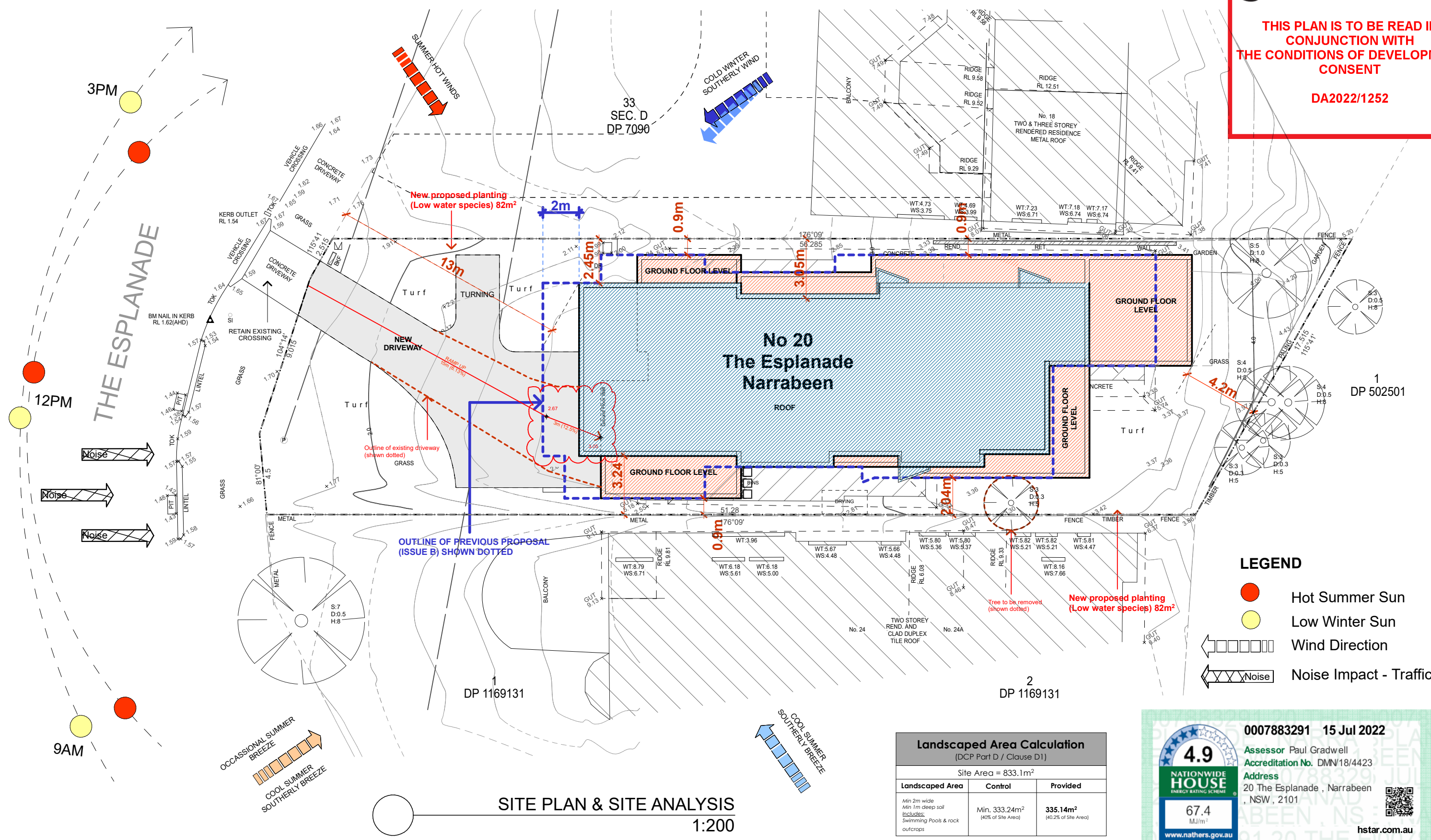




Landscaped Area Calculation		
(DCP Part D / Clause D1)		
Site Area = 833.1m ²		
Landscaped Area	Control	Provided
Min 2m wide Min 1m deep soil Includes: Swimming Pools & rock outcrops	Min. 333.24m ² (40% of Site Area)	335.14m ² (40.2% of Site Area)

0007883291 15 Jul 2022

Assessor Paul Gradwell

Accreditation No. DMN/18/4423

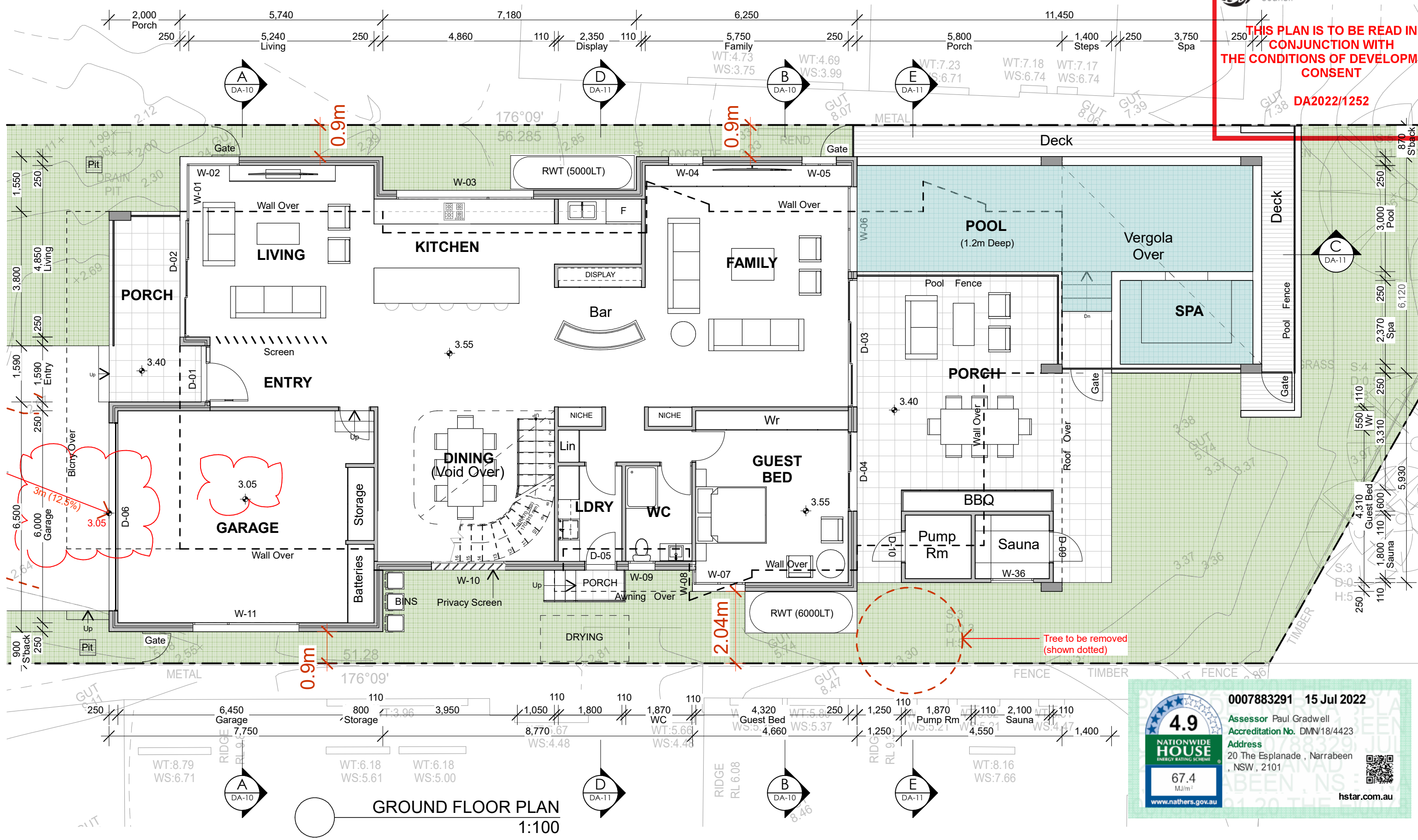
Address 20 The Esplanade, Narrabeen, NSW, 2101

www.nathers.gov.au

hstar.com.au

Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au shobha	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen	Drawing Name SITE PLAN & SITE ANALYSIS	Amendments				Date of Issue 30-Jan-23
	CLIENT Jason Smith N	General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	Transmittal Set ID A	Transmittal Set Name DA Issue to Council	Checked by NM	Date	Drawing Scale Drawn By : Sandy Martikas
			B	Amendments as per Council letter dated 21 Oct 22	NM		1:200 Checked By: NM
			C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022	Layout ID Issue
			D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023	DA-02 E
			E	Garage floor and driveway levels lowered	NM	30.01.2023	

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2022/1252



4.9

67.4 MJ/m²

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0007883291 15 Jul 2022

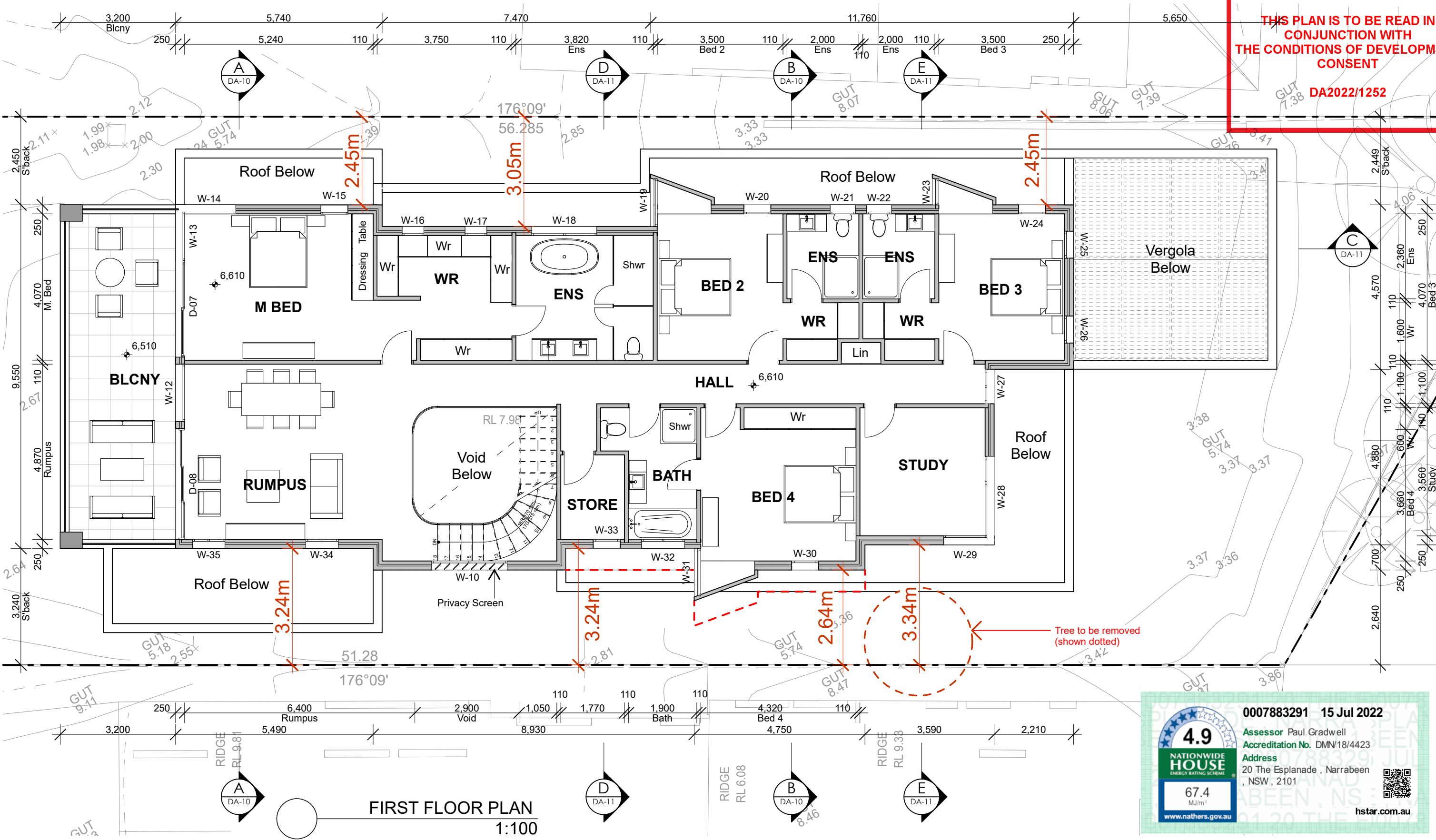
Assessor Paul Gradwell

Accreditation No. DMN/18/4423

Address 20 The Esplanade, Narrabeen, NSW, 2101

hstar.com.au

Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au shobha	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen	Drawing Name GROUND FLOOR PLAN	Amendments				Date of Issue 30-Jan-23
	CLIENT Jason Smith N	General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	Transmittal Set ID A	Transmittal Set Name DA Issue to Council	Checked by NM	Date	Drawing Scale Drawn By : Sandy Martikas
			B	Amendments as per Council letter dated 21 Oct 22	NM		1:100 Checked By: NM
			C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022	Layout ID Issue
			D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023	DA-03 E
			E	Garage floor and driveway levels lowered	NM	30.01.2023	





4.9

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

67.4
MJ/m²

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0007883291 15 Jul 2022

Assessor Paul Gradwell
Accreditation No. DMN/18/4423
Address
20 The Esplanade, Narrabeen
, NSW, 2101



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Architects:

SHOBHA DESIGNS

ARCHITECTS & URBAN DESIGNERS

Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111
PHONE : 02 98790020
MOBILE : 0418112677
EMAIL : nilesh@shobhadesigns.com.au

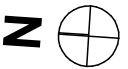


PROJECT

Demolition of Existing Structures & Construction of a
New 2-storey Dwelling and Swimming Pool at 20 The
Esplanade Narrabeen

CLIENT

Jason Smith



Drawing Name

FIRST FLOOR PLAN

General Notes

The Builder shall check all dimensions and levels on site prior to
construction.
Notify any errors, discrepancies or omissions to the architect.
Drawings shall not be used for construction purposes until issued for
construction.
Do not scale drawings.
All boundaries and contours subject to survey

Amendments			
Transmittal Set ID	Transmittal Set Name	Checked by	Date
A	DA Issue to Council	NM	
B	Amendments as per Council letter dated 21 Oct 22	NM	
C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022
D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023
E	Garage floor and driveway levels lowered	NM	30.01.2023

Date of Issue	30-Jan-23
Drawing Scale	1:100
Layout ID	DA-04
Issue	E
Drawn By	Sandy Martikas
Checked By	NM

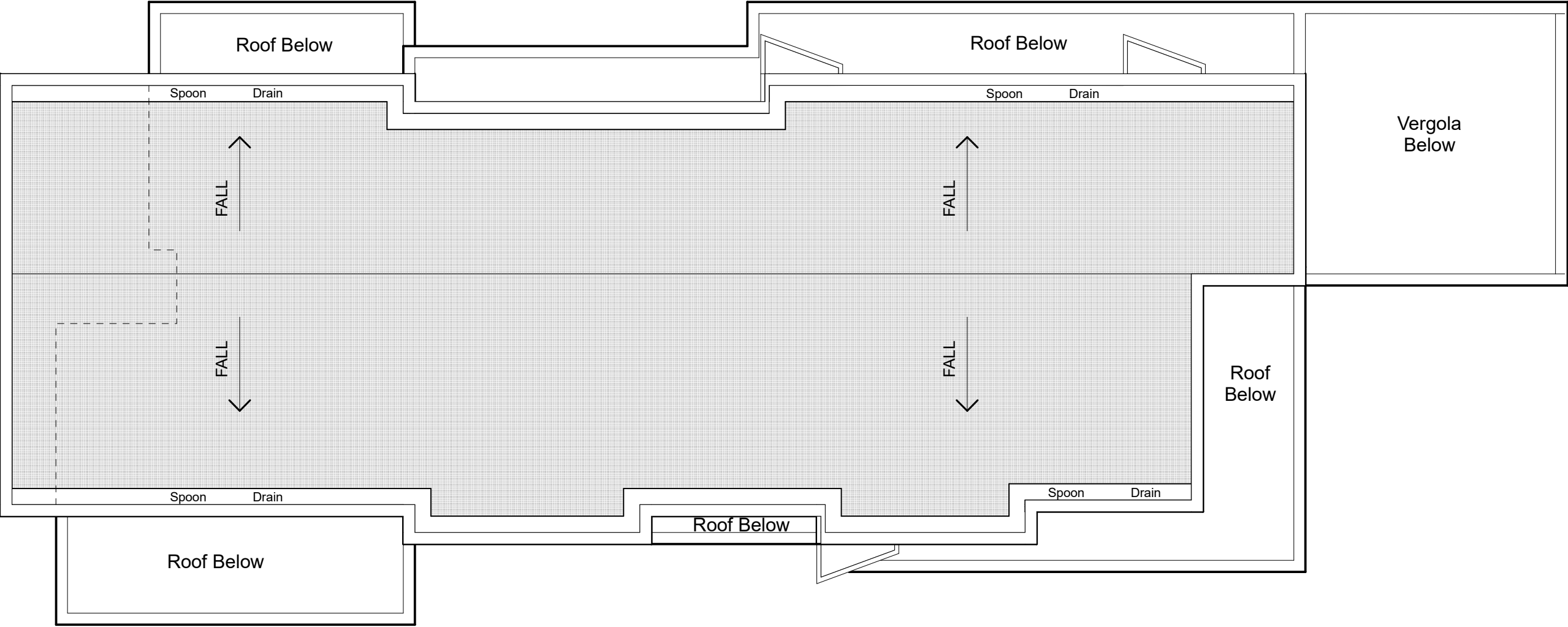
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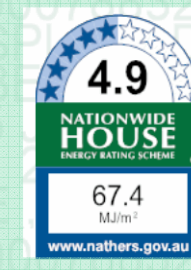
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2022/1252





ROOF PLAN
1:100



0007883291 15 Jul 2022

Assessor Paul Gradwell

Accreditation No. DMN/18/4423

Address
20 The Esplanade , Narrabeen
, NSW , 2101

67.4
MJ/m²

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Architects:

SHOBHA DESIGNS

ARCHITECTS & URBAN DESIGNERS

Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111

PHONE : 02 98790020

MOBILE : 0418112677

EMAIL : nilesh@shobhadesigns.com.au



PROJECT

Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen

CLIENT

Jason Smith



Drawing Name

ROOF PLAN

General Notes

The Builder shall check all dimensions and levels on site prior to construction.

Notify any errors, discrepancies or omissions to the architect.

Drawings shall not be used for construction purposes until issued for construction.

Do not scale drawings.

All boundaries and contours subject to survey

Amendments

Transmittal Set ID	Transmittal Set Name	Checked by	Date
A	DA Issue to Council	NM	
B	Amendments as per Council letter dated 21 Oct 22	NM	
C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022
D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023
E	Garage floor and driveway levels lowered	NM	30.01.2023

Date of Issue

30-Jan-23

Drawing Scale

1:100

Drawn By : Sandy Martikas

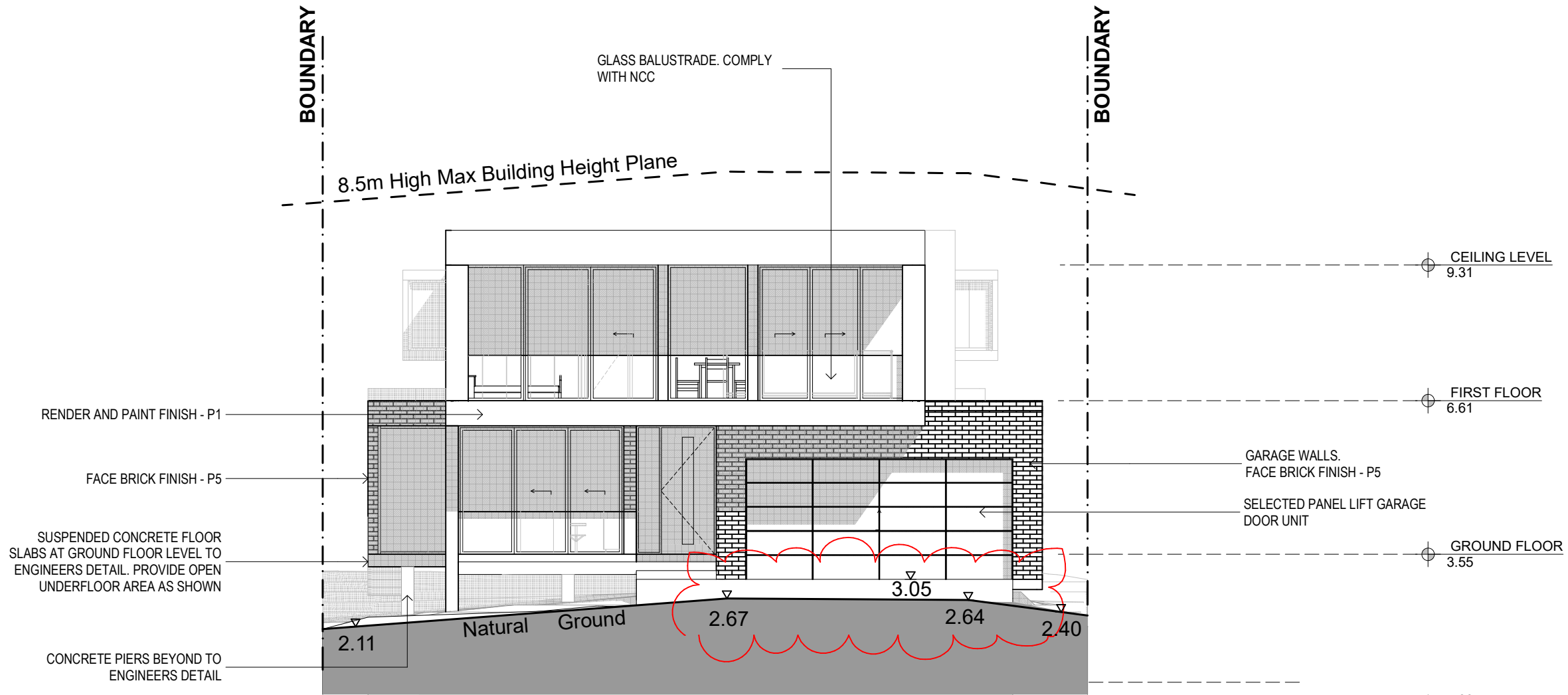
Checked By: NM

Layout ID

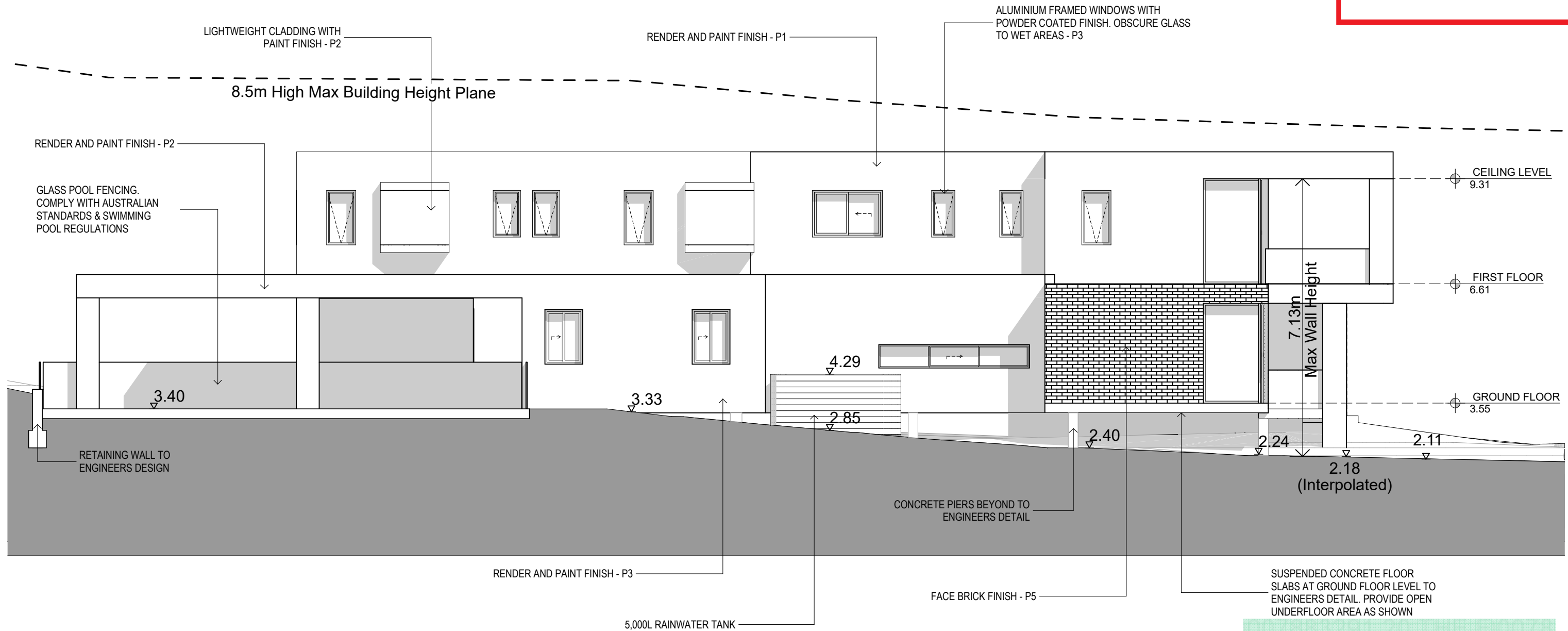
DA-05

Issue

E



Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au shobha	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen	Drawing Name FRONT ELEVATION	Amendments <table><tr><th>Transmittal Set ID</th><th>Transmittal Set Name</th><th>Checked by</th><th>Date</th></tr><tr><td>A</td><td>DA Issue to Council</td><td>NM</td><td></td></tr><tr><td>B</td><td>Amendments as per Council letter dated 21 Oct 22</td><td>NM</td><td></td></tr><tr><td>C</td><td>Entire building moved to the rear by 2m as per council meeting on 15.12.2022</td><td>NM</td><td>16.12.2022</td></tr><tr><td>D</td><td>Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23</td><td>NM</td><td>16.01.2023</td></tr><tr><td>E</td><td>Garage floor and driveway levels lowered</td><td>NM</td><td>30.01.2023</td></tr></table>				Transmittal Set ID	Transmittal Set Name	Checked by	Date	A	DA Issue to Council	NM		B	Amendments as per Council letter dated 21 Oct 22	NM		C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022	D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023	E	Garage floor and driveway levels lowered	NM	30.01.2023	Date of Issue 30-Jan-23
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CLIENT Jason Smith	General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	Drawing Scale 1:100	Drawn By : Sandy Martikas																												
		Checked By: NM																													
		Layout ID DA-06	Issue E																												



EAST ELEVATION
1:100



Architects:

SHOBHA DESIGNS
ARCHITECTS & URBAN DESIGNERS

Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111
PHONE : 02 98790020
MOBILE : 0418112677
EMAIL : nilesh@shobhadesigns.com.au

shobha

PROJECT

Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen

CLIENT

Jason Smith

Drawing Name

EAST ELEVATION

General Notes

The Builder shall check all dimensions and levels on site prior to construction.
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Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

Amendments

Transmittal Set ID	Transmittal Set Name	Checked by	Date
A	DA Issue to Council	NM	
B	Amendments as per Council letter dated 21 Oct 22	NM	
C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022
D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023
E	Garage floor and driveway levels lowered	NM	30.01.2023

Date of Issue

30-Jan-23

Drawing Scale

Drawn By : **Sandy Martikas**

1:100

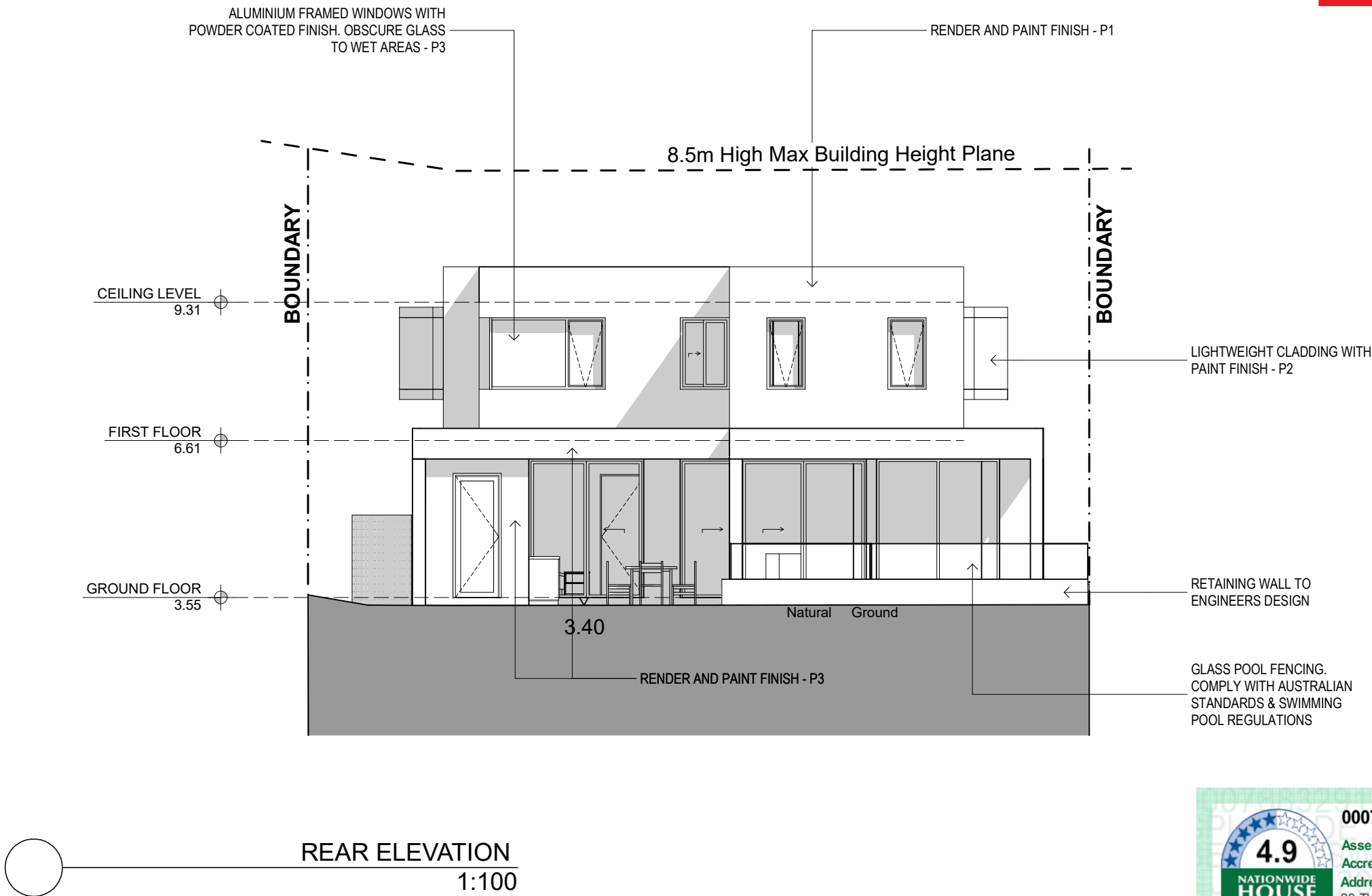
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Layout ID

Issue

DA-07

E



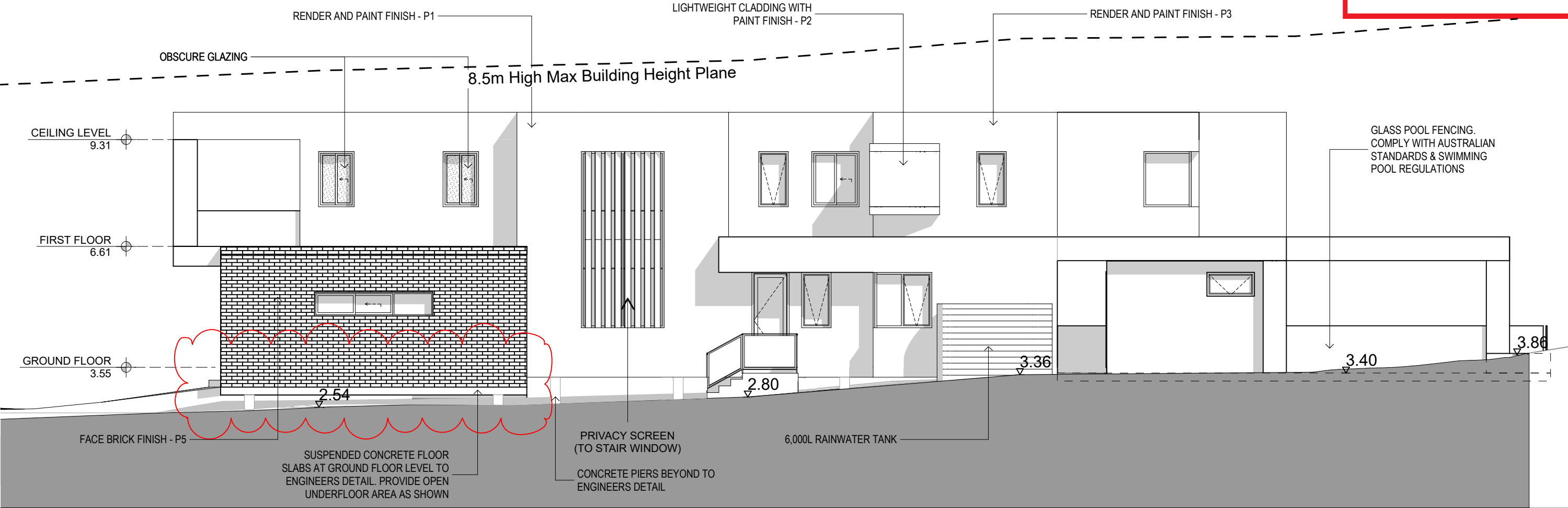
Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au shobha	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen	Drawing Name REAR ELEVATION	Amendments <table><tr><th>Transmittal Set ID</th><th>Transmittal Set Name</th><th>Checked by</th><th>Date</th></tr><tr><td>A</td><td>DA Issue to Council</td><td>NM</td><td></td></tr><tr><td>B</td><td>Amendments as per Council letter dated 21 Oct 22</td><td>NM</td><td></td></tr><tr><td>C</td><td>Entire building moved to the rear by 2m as per council meeting on 15.12.2022</td><td>NM</td><td>16.12.2022</td></tr><tr><td>D</td><td>Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23</td><td>NM</td><td>16.01.2023</td></tr><tr><td>E</td><td>Garage floor and driveway levels lowered</td><td>NM</td><td>30.01.2023</td></tr></table>				Transmittal Set ID	Transmittal Set Name	Checked by	Date	A	DA Issue to Council	NM		B	Amendments as per Council letter dated 21 Oct 22	NM		C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022	D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023	E	Garage floor and driveway levels lowered	NM	30.01.2023	Date of Issue 30-Jan-23
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CLIENT Jason Smith	General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	Drawing Scale 1:100		Drawn By : Sandy Martikas																											
		Checked By: NM																													
		Layout ID DA-08	Issue E																												



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council

THIS PLAN IS TO BE READ IN
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CONSENT

DA2022/1252



WEST ELEVATION
1:100



0007883291 15 Jul 2022

Assessor Paul Gradwell

Accreditation No. DMN/18/4423

Address 20 The Esplanade , Narrabeen , NSW , 2101

4.9

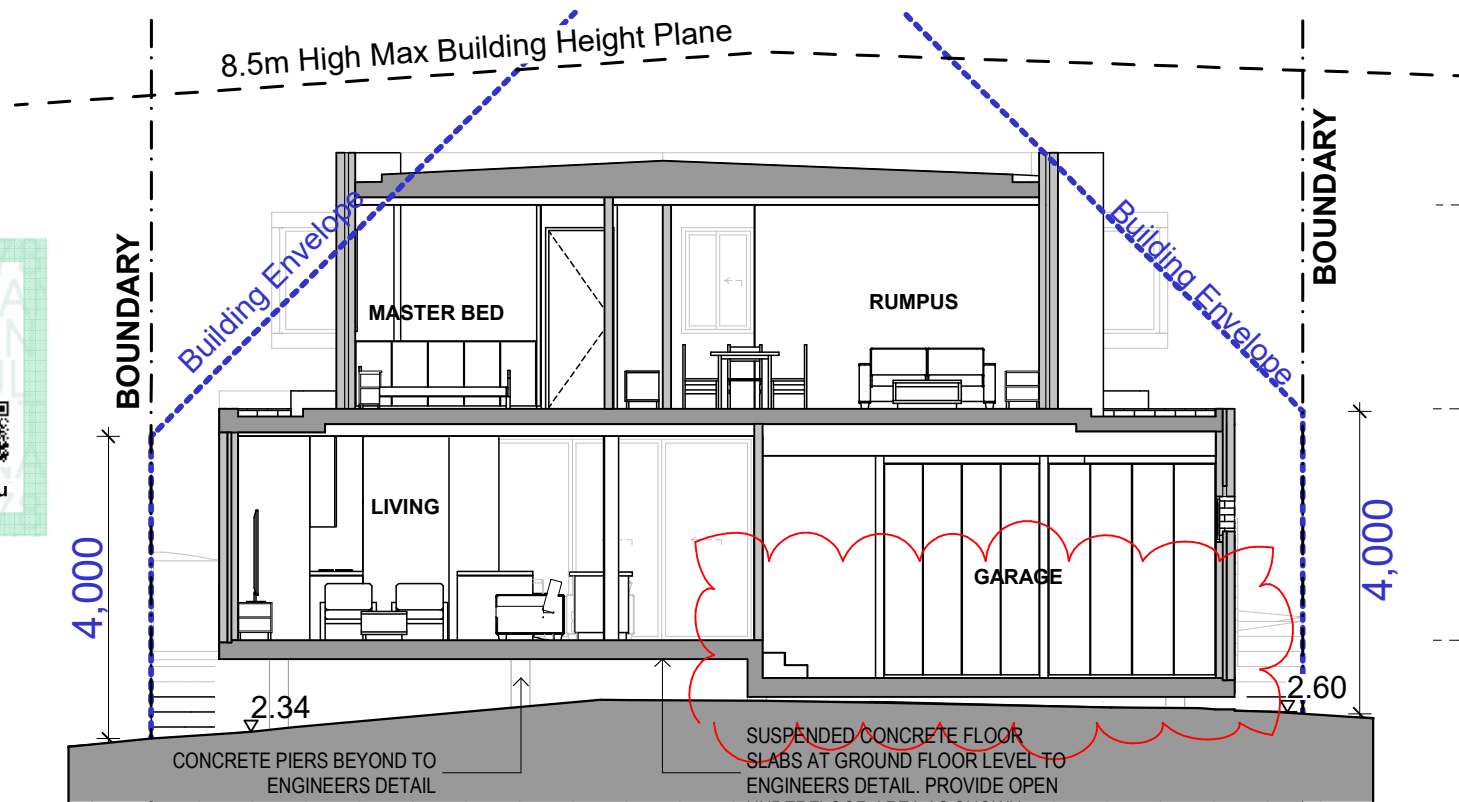
67.4 MJ/m²

www.nathers.gov.au

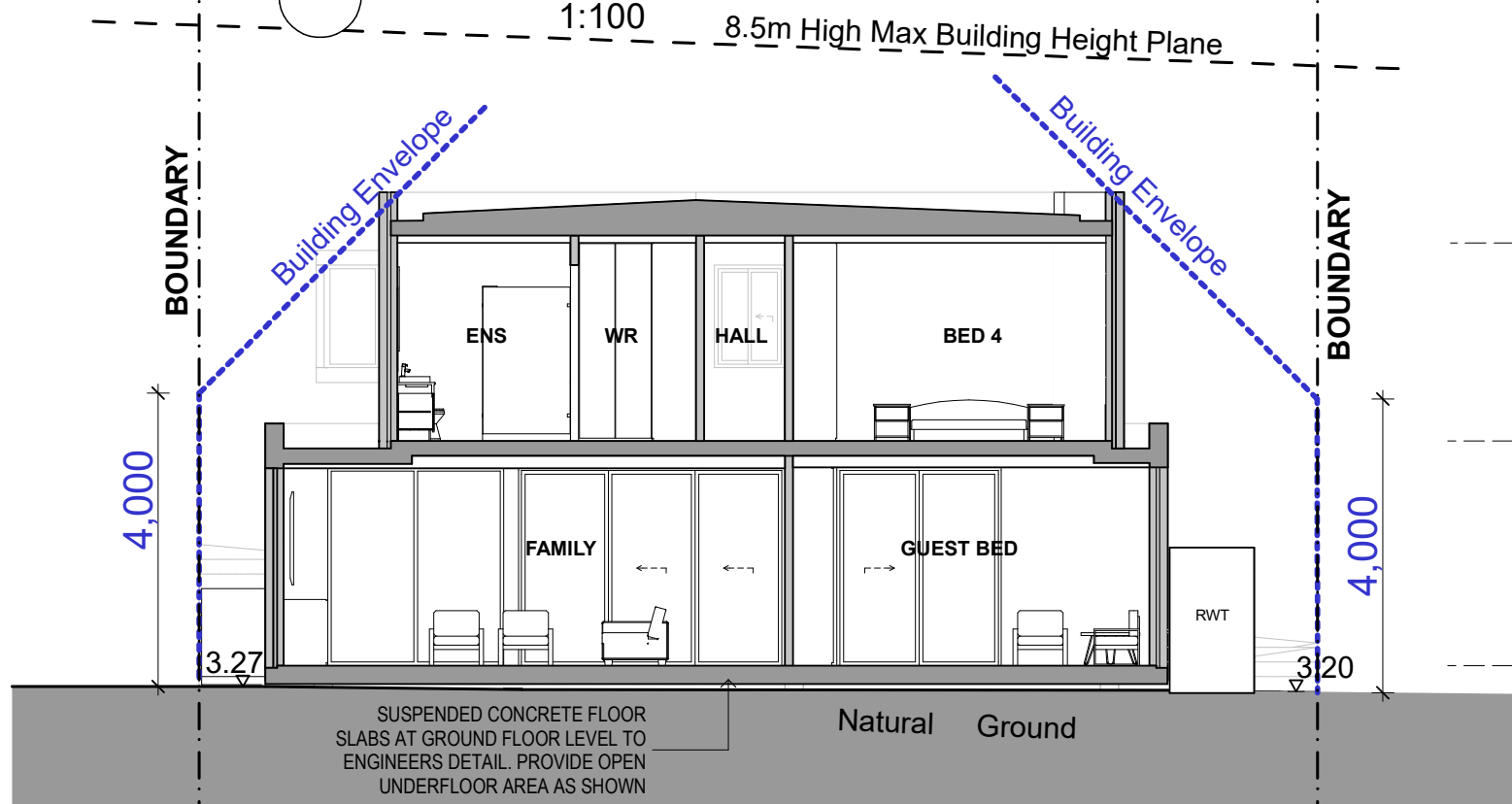


hstar.com.au

Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au shobha	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen	Drawing Name WEST ELEVATION	Amendments <table><tr><th>Transmittal Set ID</th><th>Transmittal Set Name</th><th>Checked by</th><th>Date</th></tr><tr><td>A</td><td>DA Issue to Council</td><td>NM</td><td></td></tr><tr><td>B</td><td>Amendments as per Council letter dated 21 Oct 22</td><td>NM</td><td></td></tr><tr><td>C</td><td>Entire building moved to the rear by 2m as per council meeting on 15.12.2022</td><td>NM</td><td>16.12.2022</td></tr><tr><td>D</td><td>Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23</td><td>NM</td><td>16.01.2023</td></tr><tr><td>E</td><td>Garage floor and driveway levels lowered</td><td>NM</td><td>30.01.2023</td></tr></table>				Transmittal Set ID	Transmittal Set Name	Checked by	Date	A	DA Issue to Council	NM		B	Amendments as per Council letter dated 21 Oct 22	NM		C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022	D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023	E	Garage floor and driveway levels lowered	NM	30.01.2023	Date of Issue 30-Jan-23
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CLIENT Jason Smith	General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	Drawing Scale 1:100		Drawn By : Sandy Martikas																											
		Checked By: NM																													
		Layout ID DA-09	Issue E																												



SECTION A
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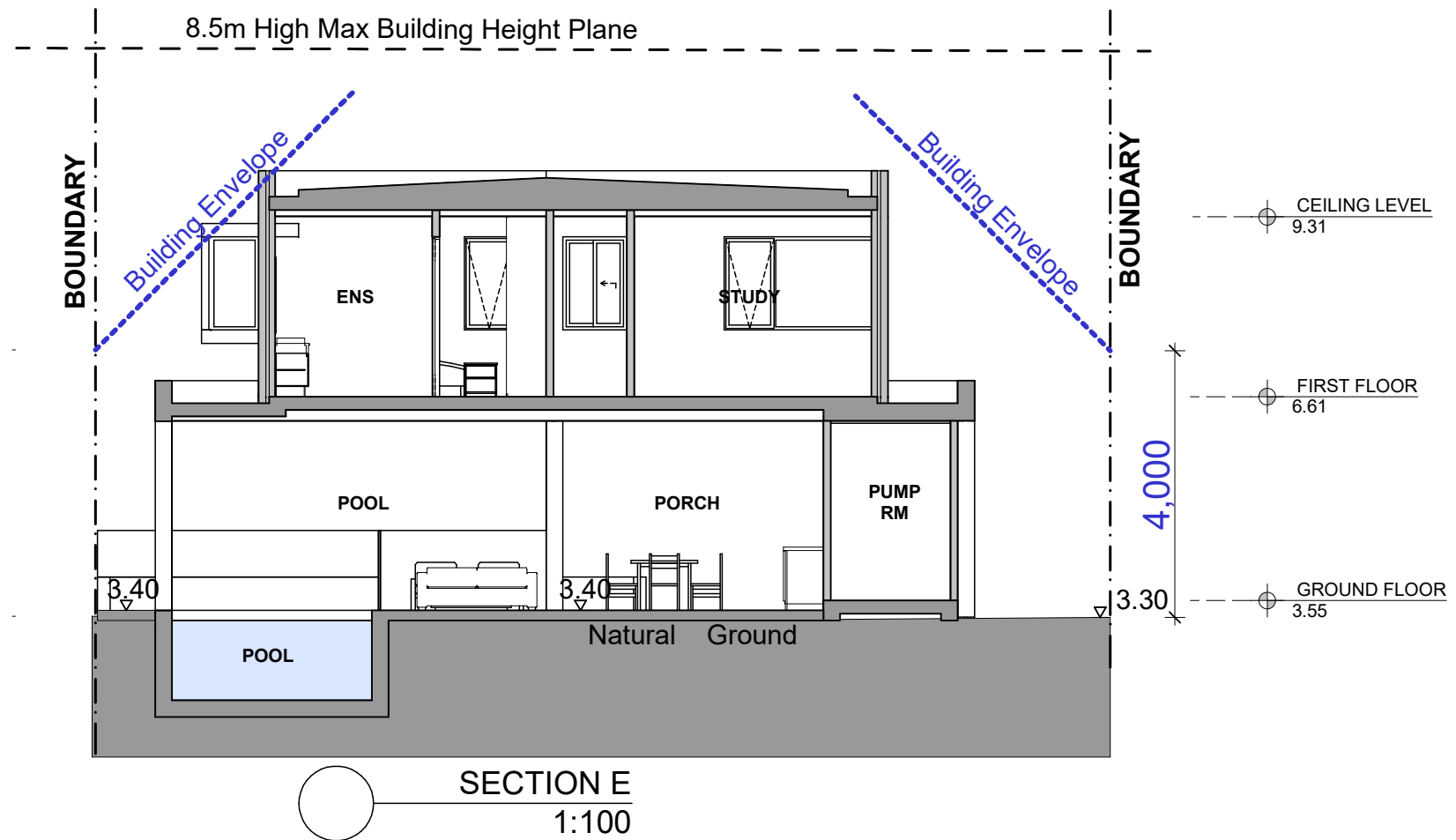
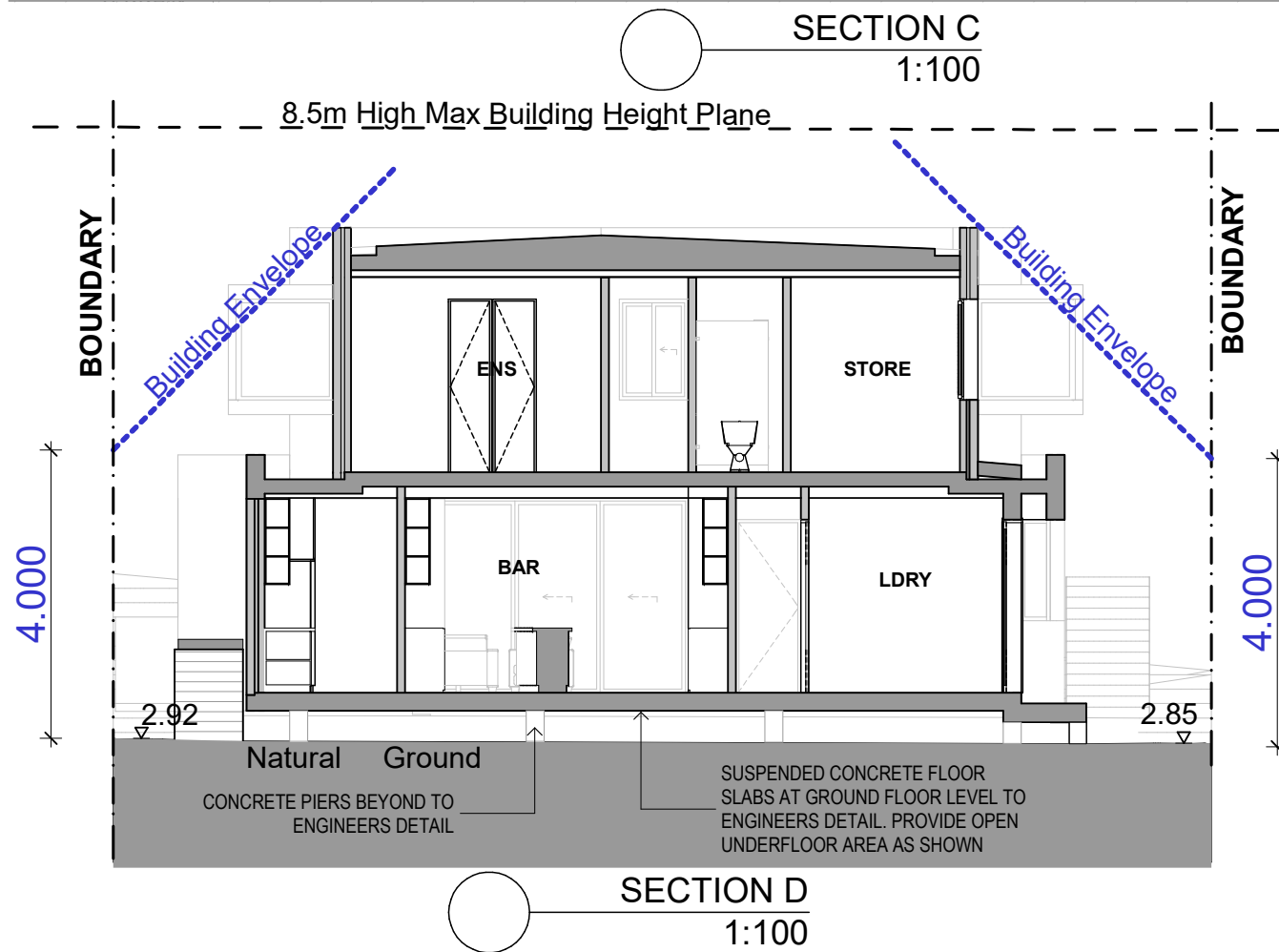
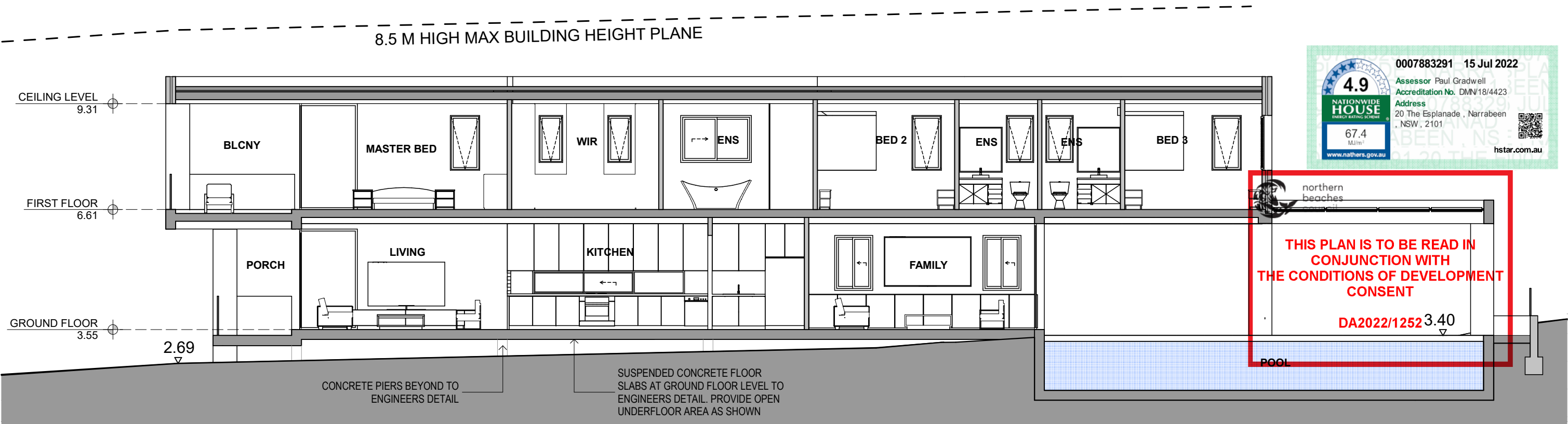


SECTION B
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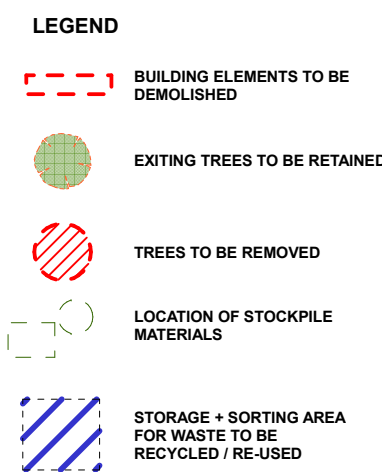
**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2022/1252

Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au shobha	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen CLIENT Jason Smith	Drawing Name SECTION A & B General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	Amendments				Date of Issue 30-Jan-23	
			Transmittal Set ID	Transmittal Set Name	Checked by	Date	Drawing Scale 1:100	Drawn By : Sandy Martikas Checked By: NM
			A	DA Issue to Council	NM			
			B	Amendments as per Council letter dated 21 Oct 22	NM		Layout ID DA-10	Issue E
			C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022		



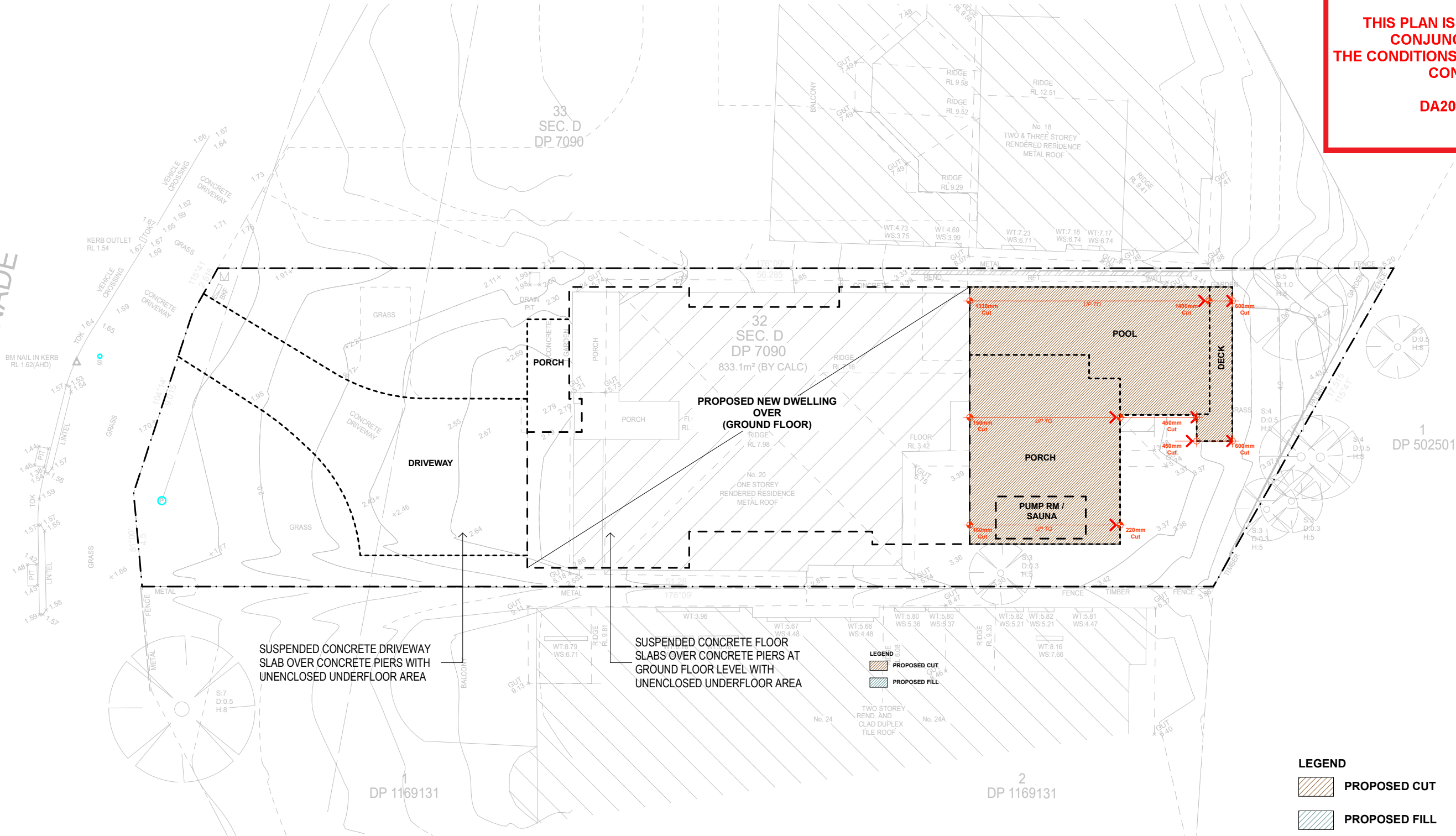
Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au shobha	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen	Drawing Name SECTION C,D & E	Amendments				Date of Issue 30-Jan-23	
			Transmittal Set ID A	Transmittal Set Name DA Issue to Council	Checked by NM	Date	Drawing Scale 1:100	Drawn By : Sandy Martikas
			B	Amendments as per Council letter dated 21 Oct 22	NM		Checked By: NM	
			C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022	Layout ID DA-11	Issue E
			D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023		
			E	Garage floor and driveway levels lowered	NM	30.01.2023		
		CLIENT Jason Smith	General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey					



N 

Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St. Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au shobha	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen	Drawing Name DEMOLITION & WASTE SITE MANAGEMENT PLAN	Amendments				Date of Issue 30-Jan-23
	CLIENT Jason Smith z	General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	Transmittal Set ID A	Transmittal Set Name DA Issue to Council	Checked by NM	Date	Drawing Scale Drawn By : Sandy Martikas
			B	Amendments as per Council letter dated 21 Oct 22	NM		1:200 Checked By: NM
			C	Entire building moved to the rear by 2m as per council meeting on 15.12.2022	NM	16.12.2022	Layout ID Issue
			D	Sub-floor area amended to be unenclosed as per Council letter dated 06 Jan 23	NM	16.01.2023	DA-12 E
			E	Garage floor and driveway levels lowered	NM	30.01.2023	

THE ESPLANADE



Cut & Fill Plan
1:200

Architects:

SHOBHA DESIGNS

ARCHITECTS & URBAN DESIGNERS

Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111

PHONE : 02 98790020

MOBILE : 0418112677

EMAIL : nilesh@shobhadesigns.com.au

shobha

PROJECT

Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen

CLIENT

Jason Smith

N



Drawing Name

CUT & FILL PLAN

General Notes

The Builder shall check all dimensions and levels on site prior to construction.
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Amendments			
Transmittal Set ID	Transmittal Set Name	Checked by	Date
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E	Garage floor and driveway levels lowered	NM	30.01.2023

Date of Issue		30-Jan-23	
Drawing Scale	Drawn By	: Sandy Martikas	
1:200	Checked By:	NM	
Layout ID			Issue
DA-13			E



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CONSENT**

DA2022/1252



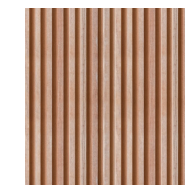
**P1 - RENDER AND PAINT FINISH - DULUX
'SURFMIST' OR SIMILAR**



**P2 - CLADDING AND PAINT FINISH - DULUX
'WOODLAND GREY' OR SIMILAR**



**P3 - PAINT FINISH - DULUX
'WINDSPRAY' OR SIMILAR**



**P4 TIMBER CEILING LINING IN WESTERN
RED CEDAR OR SIMILAR**



**P5 - FACE BRICKWORK - PGH DARK &
STORMY COLLECTION OR SIMILAR**



SCHEDULE OF EXTERNAL FINISHES

Architects: SHOBHA DESIGNS ARCHITECTS & URBAN DESIGNERS Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111 PHONE : 02 98790020 MOBILE : 0418112677 EMAIL : nilesh@shobhadesigns.com.au	PROJECT Demolition of Existing Structures & Construction of a New 2-storey Dwelling and Swimming Pool at 20 The Esplanade Narrabeen CLIENT Jason Smith	Drawing Name SCHEDULE OF EXTERNAL FINISHES General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	Amendments				Date of Issue 23-Nov-22	
			Transmittal Set ID	Transmittal Set Name	Checked by	Date	Drawing Scale	Drawn By : Sandy Martikas
			A	DA Issue to Council	NM		Checked By: NM	
			B	Amendments as per Council letter dated 21 Oct 22	NM			
							Layout ID	Issue

DA-17

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